

TO LET



RETAIL PREMISES
42 STODMAN STREET
NEWARK
NOTTS NG24 1AW

- Good secondary location
- Retail, Financial / Professional Services or Restaurant / Café use
- Potential Rear Garden Area
- Ancillary upper floor space
- Available on a new lease

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North Muskham Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ

SITUATION

The property is located on the lower section of Stodman Street, an established secondary retail trading area in Newark town centre.

Surrounding occupiers include Thai Sabai and Asha Tandoori restaurants, Andrew Michael Jewellers and Thomas Cook Travel Agents, while on the corner of Stodman Street and Middlegate are Dorothy Perkins, Monsoon, Boots and Marks & Spencer.

DESCRIPTION

The property comprises part of a former restaurant that was combined with 41 Stodman Street and offers the opportunity to trade for either an A1 Retail Shop, A2 Financial and Professional Services or A3 Restaurant and Café.

There is a front sales area leading to secondary sales and ancillary space on the ground floor, with first and second floor accommodation over and potential rear garden.

There is likewise basement storage.

OUTGOINGS

To be reassessed.

SERVICES

We understand that mains water, electricity and drainage are generally available but interested parties should verify regarding the status of the connections with the utility providers.

ACCOMMODATION

42 Stodman Street

Sales	36.73 sq m	395 sq ft
Sales / Preparation	13.00 sq m	140 sq ft
First Floor	16.35 sq m	178 sq ft
Second Floor	32.89 sq m	354 sq ft
Basement	15.79 sq m	<u>169 sq ft</u>
Total		1236 sq ft
Rear Link	7.09 sq m	76 sq ft

TOWN PLANNING

We understand that planning consent exists for a Bistro / Restaurant when the property was combined with the adjacent premises under applications granted in 2008 and 2009 which we envisage fall within Use Class A3 and where there is likely to be a permitted change to A1 and A2.

Interested parties should verify their proposed use with Newark & Sherwood District Council, telephone number 01636 650 000.

We understand the property is Grade II Listed.

MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.



TENURE

The property is available on a new lease agreement, the length of which is flexible depending upon the individual tenant requirements but will be subject to three yearly rent reviews.

The tenant will be responsible for internal repair and decoration, the insurance premium and will be responsible for external decoration.

Alternatively the landlord will give consideration to combining 41 and 42 Stodman Street as one letting but on terms to be agreed.

For further information please contact Mathias Perry.

COMMENCING RENT

Rental offers are invited in the order of £12,500 per annum exclusive for the combined shop unit.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction, however the ingoing occupier is to provide an undertaking of £500.00 plus VAT to the landlords solicitors which will be returned to the tenant upon completion of the lease. Should the lease not complete the undertaking will be used to reimburse the landlord against abortive legal costs.

VAT

We understand VAT is not payable on the rent.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

EPC

EPC Exempt (Listed Building).

PLANS AND PHOTOGRAPHS

Plans outlining the location of the property together with photographs which illustrate how the property was fitted internally before closure of the restaurant and the removal of furniture and fittings, for illustrative purposes only are attached.

VIEWING

For further information or to arrange a viewing please contact Mathias Perry.

